



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A Spacious 2 Double Bedroom mid-Terraced House with Lounge, Dining Room, Kitchen, uPVC Double Glazing, Gas Fired Central Heating and Front & Rear Gardens.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
 Sales 01237 423888 Lettings 01237 471855
 Email bideford@blakproperty.co.uk
 Website www.blakproperty.co.uk



56 Churchill Road, Bideford, Devon, EX39 4HQ
 | £175,000

Briefly the property offers: Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen and Utility. First floor landing, 2 Bedrooms, Bathroom and Cloakroom. Outside small front and rear Gardens.

The property is conveniently situated within walking distance of most every day amenities, a regular bus service runs nearby and provides ease access to the Port and Market town of Bideford. Bideford offers a full range of shops, amenities and facilities as well as further recreational facilities within the villages of Westward Ho! with its championship golf course and long sandy beach. Other places of interest in the locality include yachting and sailing within the river estuary at Instow and the nearby Tarka Trail well known for its cycling and walking as well as numerous other places of interest. Barnstaple the regions main town is situated approximately 7 miles distance which in turn gives access to the M5 motorway at Junction 27.

Directions to Find: From Bideford Quay proceed over the Old Bridge and continue over the mini roundabout onto Torrington Lane. Follow the road uphill. At the next mini roundabout take the 2nd exit onto Gammaton Road. Continue along passing Barton Tors on your right hand side and take the next right hand turning onto Chubb Road. Continue to the end of this road and turn left onto Churchill Road where number 56 will be found a short distance along on your left hand side .

The accommodation comprises: (All measurements are approximate)

Entrance Porch: UPVC double glazed door off and side screen

Entrance Hall: Understairs cupboard

Lounge: 11' 11" x 11' 7" (3.63m x 3.53m) UPVC double glazed window, radiator

Dining Room: 9' 7" x 9' 6" (2.92m x 2.89m) Double radiator, UPVC double glazed window

Kitchen: 9' 6" x 8' 4" (2.89m x 2.54m) Fitted with a range of Beech base and wall cupboards with tiled splash backing, plumbing for dishwasher, stainless steel sink unit with mixer taps

Rear Porch: 6' 0" x 5' 0" (1.83m x 1.52m) Plumbing for washing machine, UPVC double glazed door off.

Utility: 9' 1" x 4' 9" (2.77m x 1.45m) Wall mounted Ideal gas boiler feeding hot water and central heating.

First Floor Landing: Loft access, built in cupboard

Bedroom One: 15' 0" x 9' 8" (4.57m x 2.94m) 2 UPVC double glazed windows, built in wardrobe, radiator, UPVC double glazed window

Bedroom Two: 11' 0" x 9' 11" (3.35m x 3.02m) UPVC double glazed window, radiator, built in wardrobe.

Bathroom: Modern panelled bath with tiled surround and vanity wash hand basin, UPVC double glazed window

Cloakroom: Low level WC and wash hand basin, UPVC double glazed window

Outside: Lawned front garden with concrete path to the front door. Enclosed rear garden with concrete/slab patio, small lawned area.

Agents note: The property benefits from an array of PV panels



All dimensions are estimates only and may not be exact measurements. Square Meters are approximate. Supplied by Convert Surveyors Plan produced using PlanUp.

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